

A. Notes/Requirements:

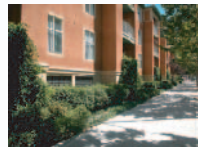
Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

Build-to-lines may be setback to create a plaza or park that is open to the public. They may also be setback to preserve rock outcrops, site topography, or mature trees.

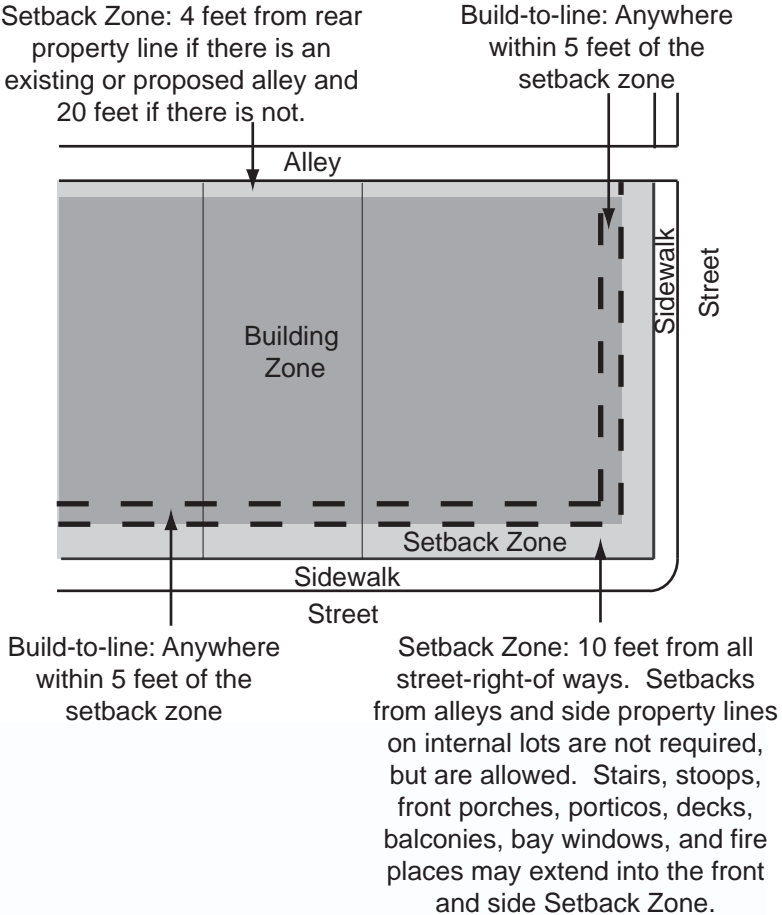
Tower elements are allowed. Towers may extend an additional 12 feet above the maximum allowed building height. Work space in live/work units may be located at the grade of the sidewalk.

The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

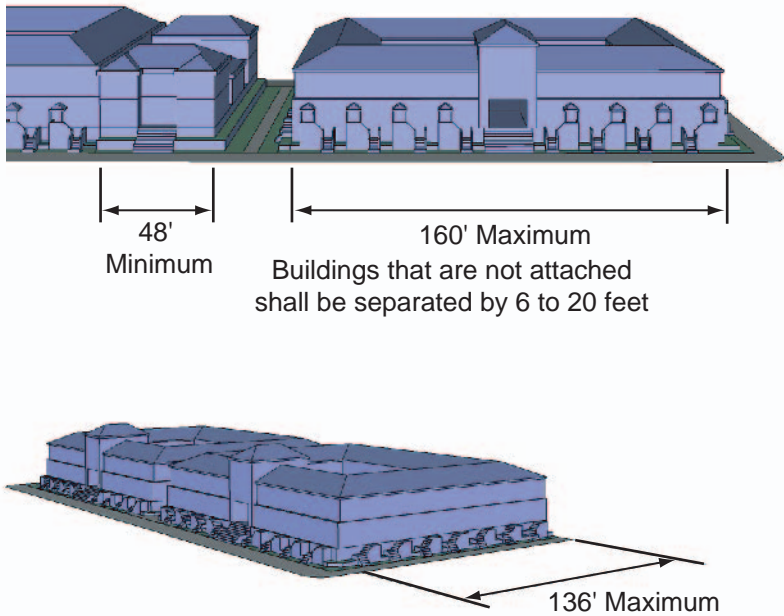
Portions of parking level facades that are visible from public streets, plazas, and pedestrian walkways shall be screened with terraced planters and landscaping, decorative trellis screens over window openings, and/or stairs, front porches, stoops, or decks.



B. Building Zones, Setback Zones, and Build-to-Lines:



C. Building Width and Depth:

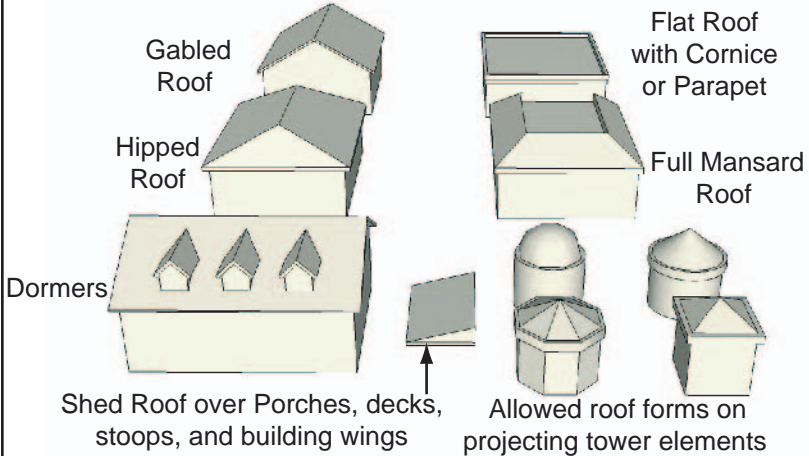


F. Parking Options:



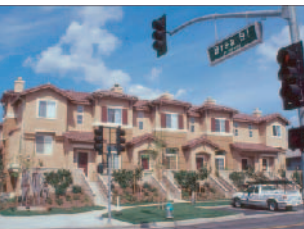
Access to parking shall be provided through the rear alley. If there is no alley, then a single access point from the street shall be provided.

G. Allowed Roof Forms:

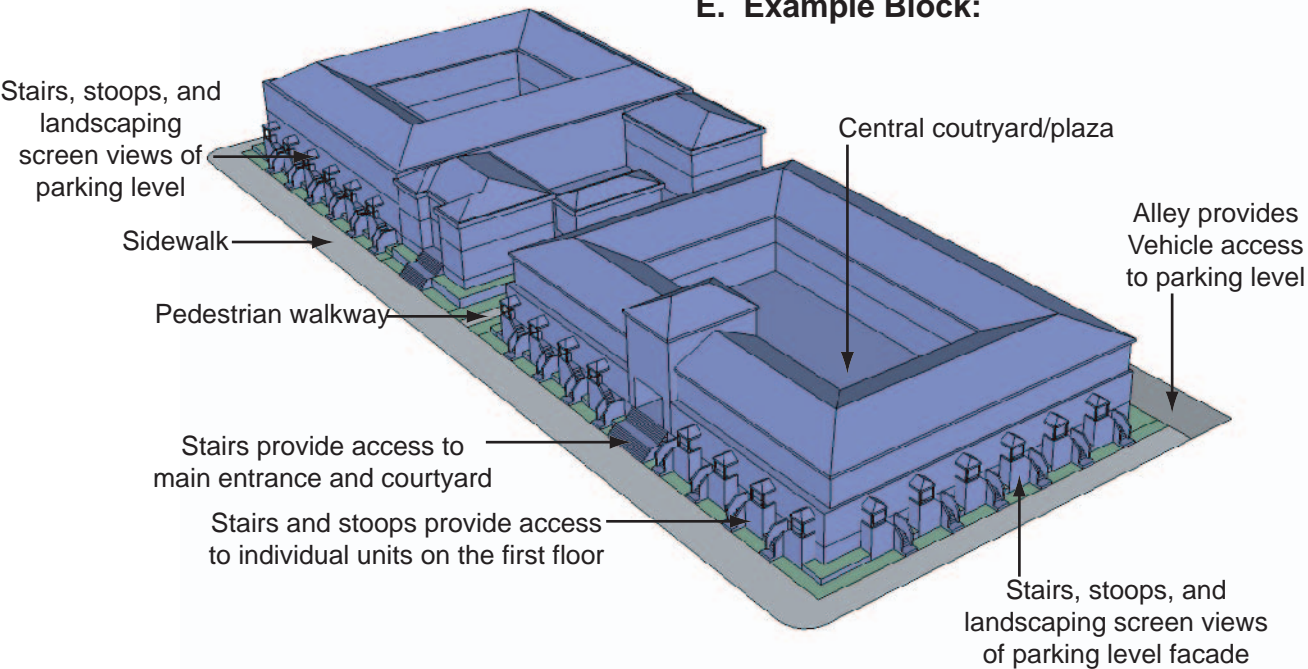


**TYPE 3:
Multi-Family Residential
Over Podium Parking (Underground
and/or Surface)**

D. Example Photographs:



E. Example Block:



H. Allowed Locations of Permitted Uses:

Only single-family and multi-family attached, artist studios/lofts, and live/work residential uses are permitted in this building type.

A. Notes/Requirements:

Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

Build-to-lines may be setback to create a plaza or park that is open to the public. They may also be setback to preserve rock outcrops, site topography, or mature trees.

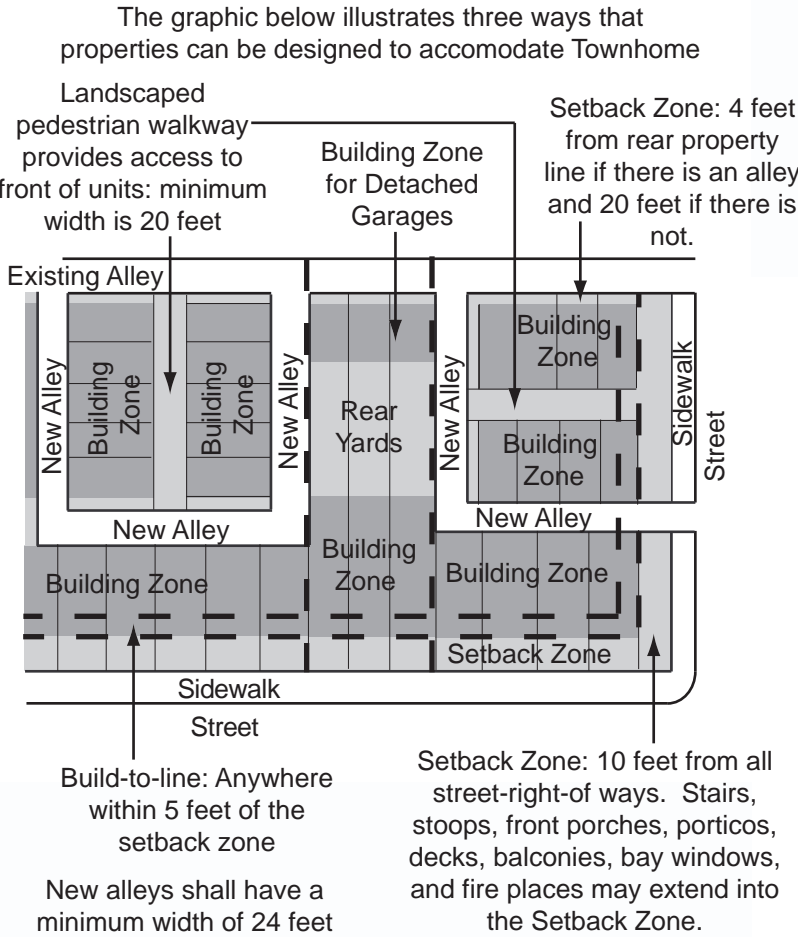
The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

Portions of parking level facades that are visible from public streets, plazas, and pedestrian walkways shall be screened with terraced planters and landscaping, decorative trellis screens over window openings, and stairs, front porches, stoops, decks, or porticos.

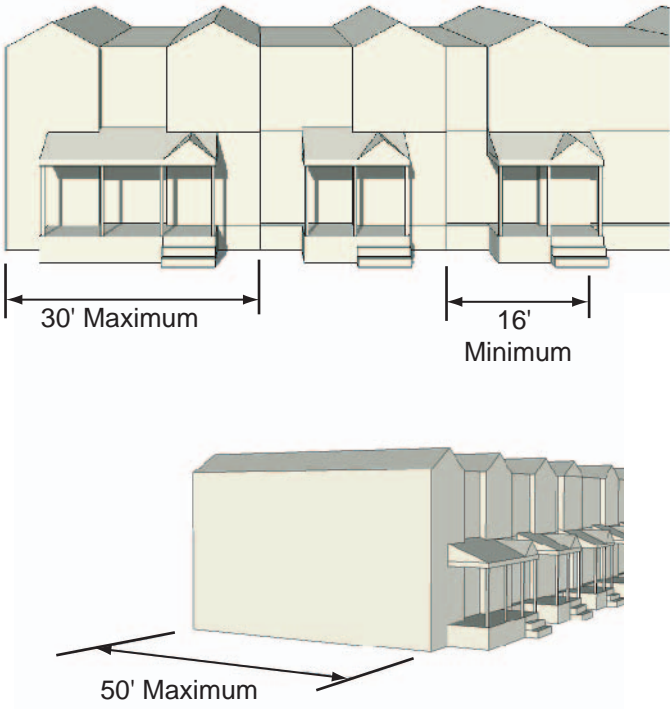
Each townhome unit shall be differentiated from the the two units to its left and the two units to its right. Units may be differentiated by using a different style/design or different materials. Different color applications shall also apply.

The front facade and main entrance to townhome units shall face either a street or landscaped pedestrian walkway.

B. Building Zones, Setback Zones, and Build-to-Lines:



C. Building Width and Depth:

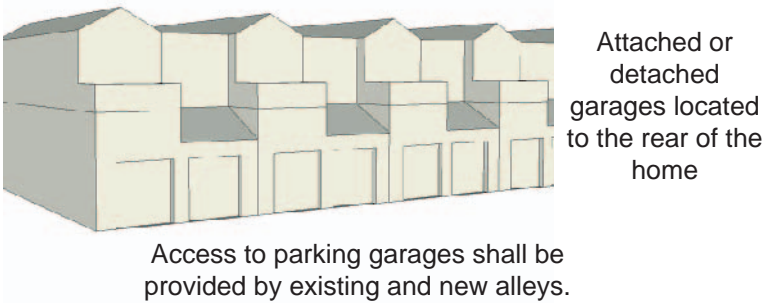


**TYPE 4:
Townhomes**

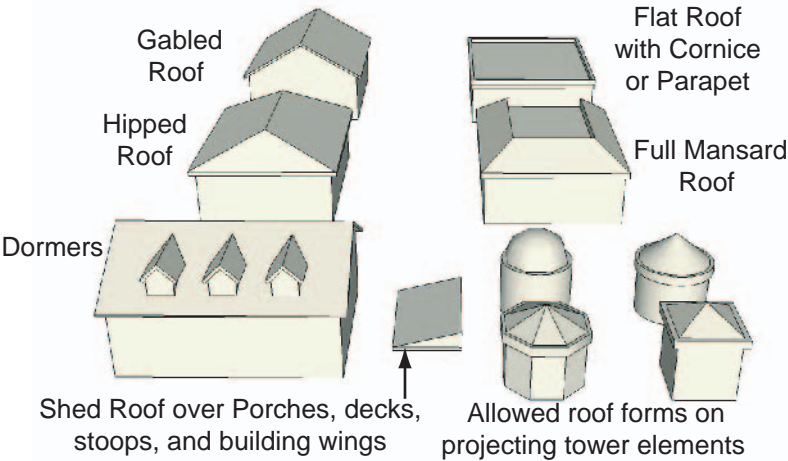
D. Example Photographs:



F. Parking Options:



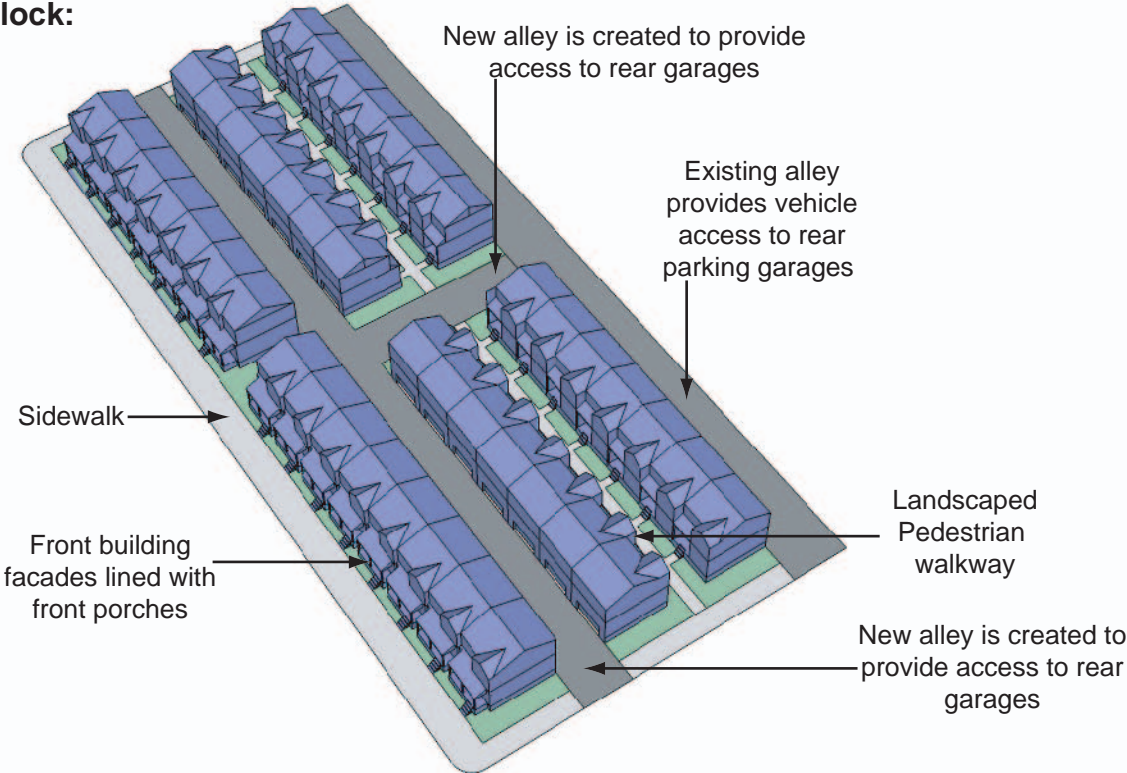
G. Allowed Roof Forms:



H. Allowed Locations of Permitted Uses:

Only single-family attached residential units are allowed in this building type. Secondary dwelling units and home offices may be provided above detached garages if adequate parking is provided.

E. Example Block:



A. Notes/Requirements:

The purpose of this building typology is to allow a higher intensity and density of development and a mix of uses on properties adjacent to single family residential neighborhoods while maintaining the overall character and desired image of the residential neighborhoods.

Buildings shall be designed with similar setbacks, building forms, materials, colors, and landscaping patterns as single-family homes.

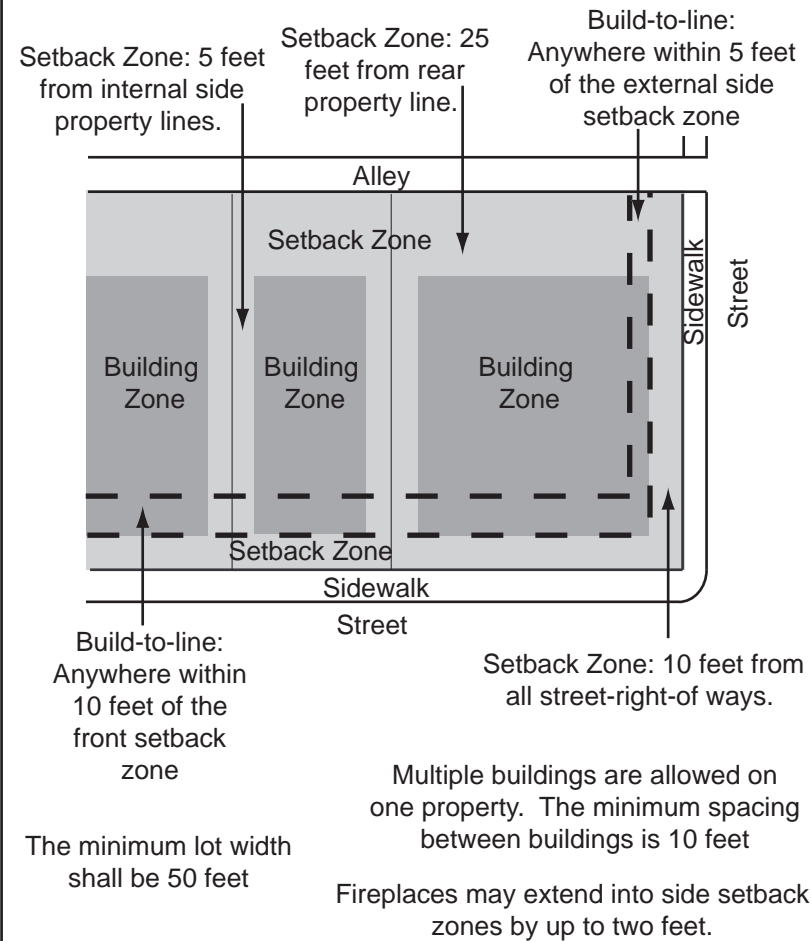
Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

Build-to-lines may be setback to preserve rock outcrops, site topography, or mature trees.

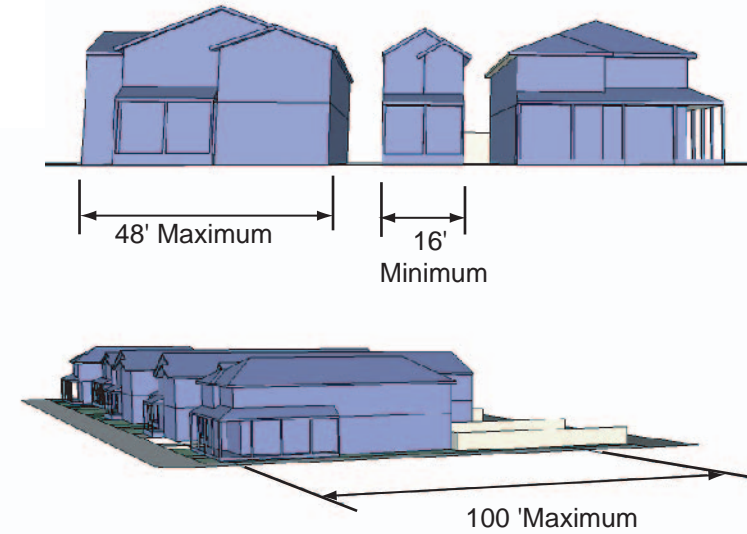
The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

Fencing and landscaping shall be used along side yards to screen views of parking lots from streets and adjacent properties. Fencing and landscaping is not required between properties if the two properties share a parking lot.

B. Building Zones, Setback Zones, and Build-to-Lines:



C. Building Width and Depth:

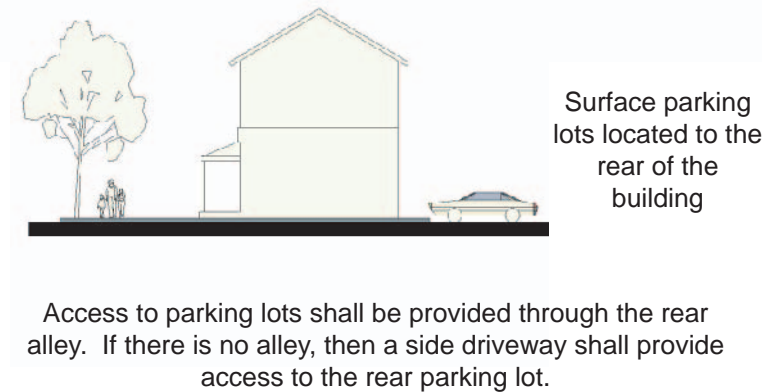


**TYPE 5:
Cottage Commercial/Multiplex
Homes**

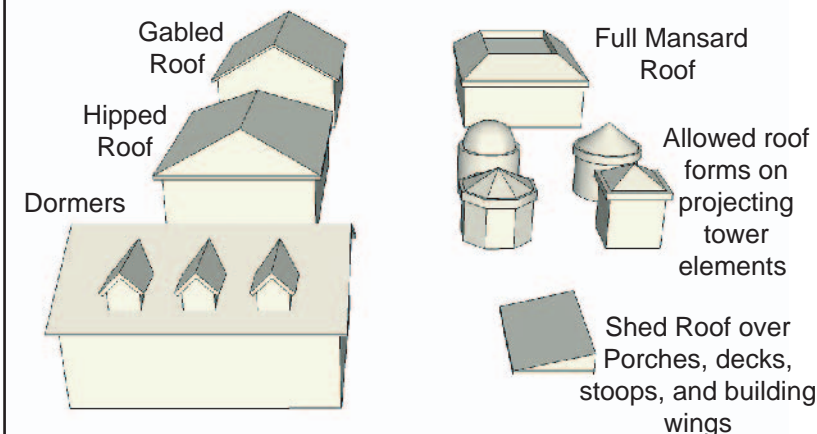
D. Example Photographs:



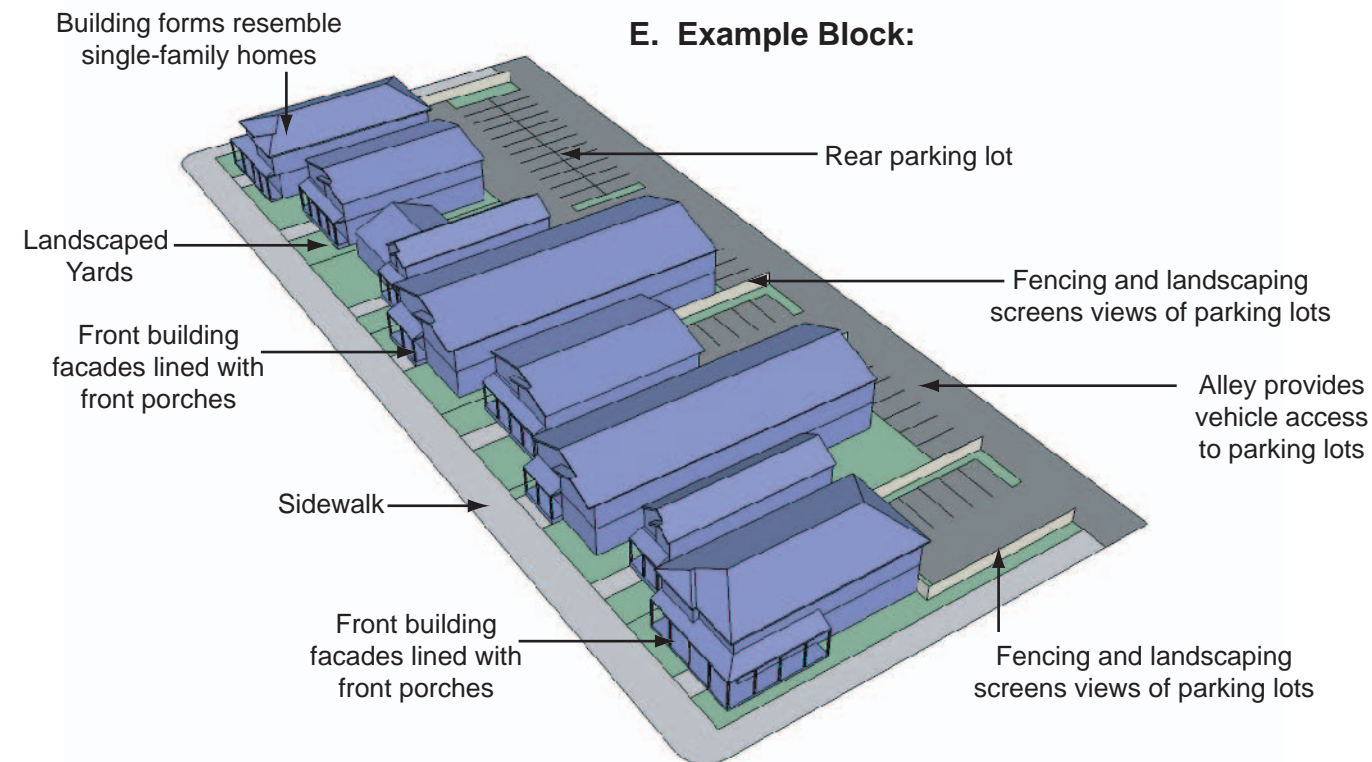
F. Parking Options:



G: Allowed Roof Forms:



E. Example Block:



H. Allowed Locations of Permitted Uses:

All permitted uses are allowed in this building typology. Refer to Table 1 in Section 2.C for a list of all permitted uses.

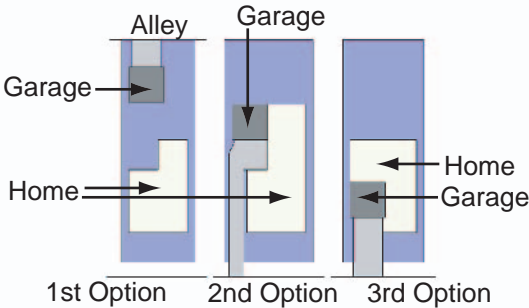
A. Notes/Requirements:

Refer to Figure 3 (Section3) to determine the maximum allowed building densities, intensities and building heights for the property.

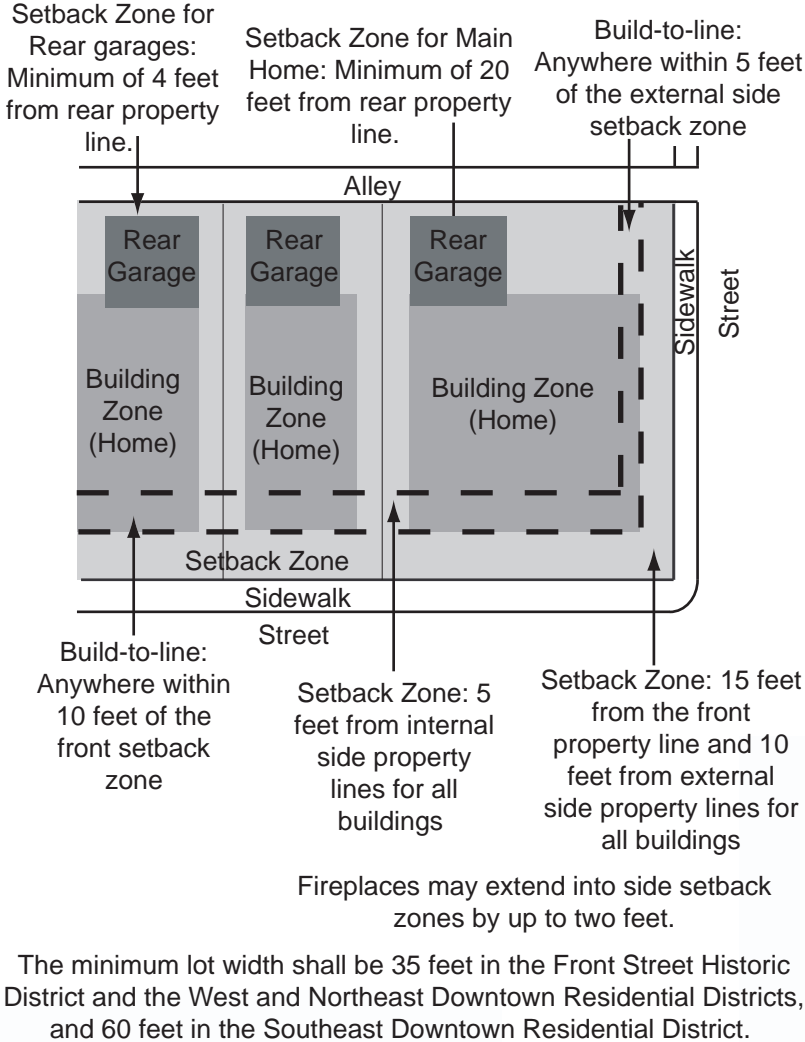
Build-to-lines may be setback to preserve rock outcrops, site topography, or mature trees.

The finished floor elevation of all residential units shall be elevated a minimum of two feet above the finished grade of the sidewalk.

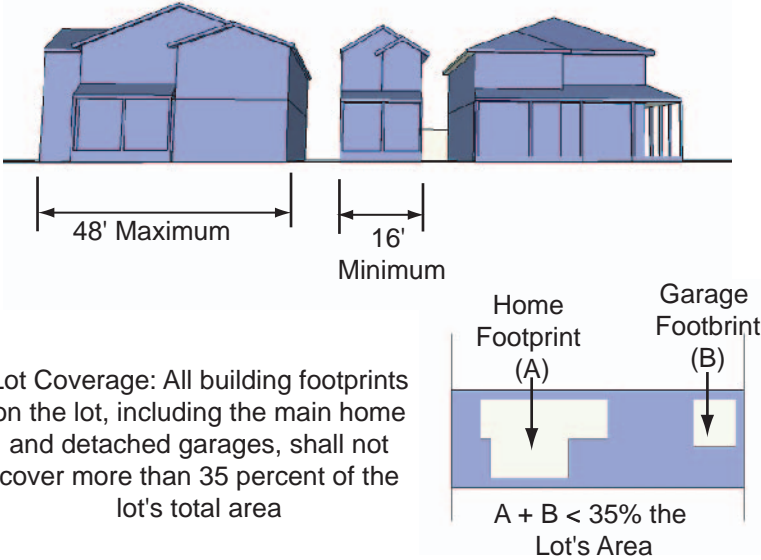
If possible, the garage shall be located to the rear of home and shall be accessible by an alley. If the property is not adjacent to an alley, then the garage shall be accessible by a side driveway. If the garage cannot be located to the rear of the home due to existing spatial constraints, then it shall be setback a minimum of ten feet from the front façade of the home to minimize its visual appearance along the streetscape.



B. Building Zones, Setback Zones, Build-to-Lines, and Lot Widths:



C. Building Width and Lot Coverage:

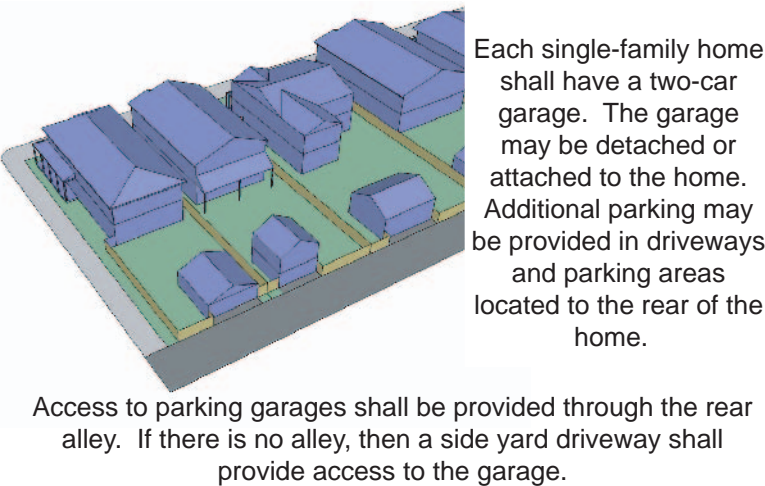


**TYPE 6:
Single-Family Residential Homes**

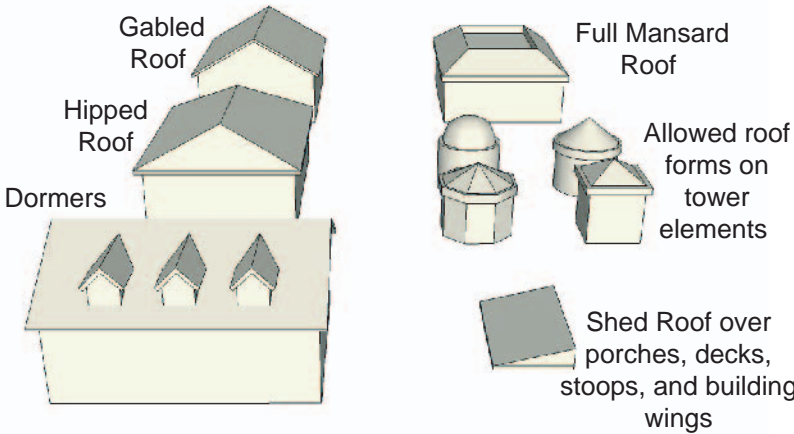
D. Example Photographs:



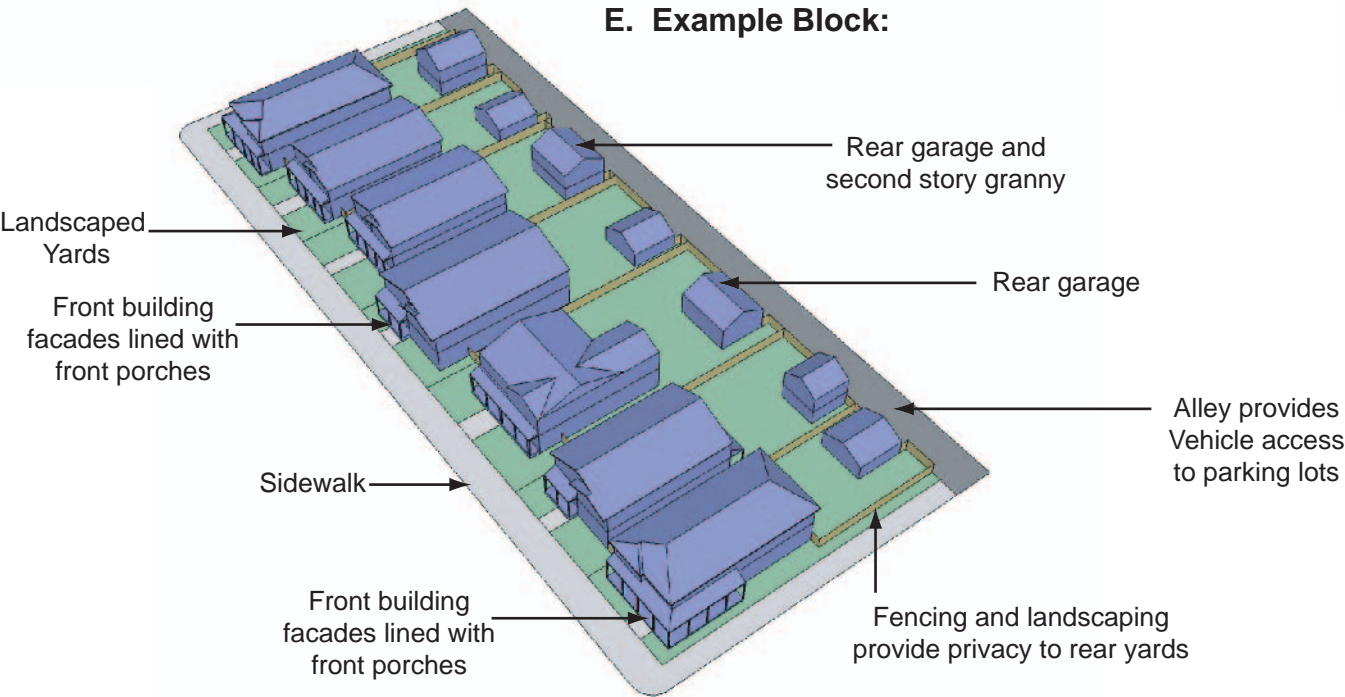
F. Parking Options:



G: Allowed Roof Forms:



E. Example Block:



H. Allowed Locations of Permitted Uses:

Only detached single-family residential units are permitted in this building type. Secondary dwelling units may be permitted above garages and in detached structures to the rear of the home subject to City standards.